

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R34395

Property Information

property address: 3800 S TEXAS AVE

legal description: NORTH OAKWOOD, BLOCK 1, LOT 12' OF 5 AND ALL 6, 7 & 8, "MID-TOWN CENTER"

owner name/address: NEELLEY, CHARLES E

PO BOX 4411

BRYAN, TX 77805-4411

full business name: See other comments (back)

land use category: commercial - retail

type of business: strip center w/ anchors

current zoning: C2

occupancy status: occupied

lot area (square feet): 50,209

frontage along Texas Avenue (feet): 265.06

lot depth (feet): 186.75

sq. footage of building: 19,920

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 11 # of stories: 1

type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1969

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 2 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 59

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 9x18

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no

if yes, which ones: blocked off by concrete for parking spaces

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: all concrete

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

Sherwin Williams Paints
Midtown Center - Gifts & Gabs; Red Wing Shoe Store; Allure Salon;
Interior Decorating Gallery; Brasos Blind & Drapery; Hunter Douglas Gallery;
Morgan Fitzgerald's Apparel; Merle Norman Cosmetics
additional parking in back